

Ref: I:\2.0 Projects NSW\20523 (Frasers Development - Carlton United Site)\02 Authorities\27 NSW Police\Letter 110907.doc

11 September 2007

Superintendent Paul Carey
NSW Police Force
192 Day Street
Sydney NSW 200

Dear Paul,

**FRASERS BROADWAY
Demolition Project Application**

Frasers Greencliff (**Frasers**) is preparing an application under the Part 3A process for demolition covering the whole of the Frasers Broadway Site (formerly Carlton United Breweries). This application will be lodged with the NSW Department of Planning within the next four weeks. Prior to lodgement of this application, it is important that we communicate our plans for site demolition to the NSW Police Force, and to understand any requirements that you may have in relation to the demolition phase of this project.

To provide you with a clearer understanding of the demolition phase of this project, we have attached to this letter the following:

- a brief overview of the project / planning history to date and scope of demolition works proposed for the site;
- list of items and elements on site;
- items to be retained or demolished; and
- draft Demolition Staging diagram.

A Demolition Management Plan is being prepared for the site that will include:

- A Transport Plan for the removal of debris from the site including: traffic and pedestrian impact study; vehicular access to and from the site and safety of proposed access points; impact of generating traffic upon surrounding arterial road network and intersections; and details of anticipated truck routes to minimise impacts on neighbours.
- Hoarding Plan detailing protective and security measures for the site.

These plans will be made available to the NSW Police, however please confirm if you require that we consider any further matters in relation to the demolition phase of the project.

For any additional information or clarification, please contact the undersigned on 0420 372 311.

Yours Sincerely
INCOLL MANAGEMENT PTY LTD



~~MARCUS PAGET-WILKES~~
Development Director

INCOLL

Attachments –

- 1 Project Overview
- 2 List of items and elements on site
- 3 Items to be retained or demolished
- 4 Draft Demolition Staging diagram

cc Sargent Lockrey – NSW Police Force, Traffic Office
Michael Stokes – Development Director, Frasers Greycliff
Jennie Masson – JBA Planning

FRASERS BROADWAY

Demolition and Recycling

Frasers Broadway Development

The Frasers Broadway site occupies nearly six hectares (57,950 square metres) of the Sydney city fringe, bordered by Broadway, Kensington Street, O'Connor and Abercrombie Streets in Chippendale. Ownership of the site transferred from the Foster's Group to Frasers Broadway Pty Ltd on Friday 29 June 2007.

The concept plan for this site was approved by the NSW Minister for Planning in February this year, and includes the protection of heritage buildings, new parklands and community facilities and substantial upgrades to urban infrastructure. The Minister's Concept Plan allows for the development of 235,000 m² GFA of residential, commercial and retail space. Five major commercial/retail buildings and approx 1600 residential apartments may be built on the site, delivered over 5 - 8 years.

Details of the NSW Department of Planning approval for the Concept Plan can be found on:

<http://www.planning.nsw.gov.au/asp/ndetermination.asp#cub>

Details of the Concept Plan and background reports can be found on:

<http://www.cubproject.com.au/EnvironmentalAssessment.html>

These web sites contain substantial background information previously prepared however more information is also available from Frasers upon request.

Demolition Project Description

Frasers made a number of commitments with regard to the future development of the site included in the approved Concept Plan. To this end Frasers are currently preparing an application under the Part 3A process for demolition covering the whole site (with the exception of the Kensington Street Precinct) for the DoP's consideration.

As part of the Environmental Assessment (EA) for demolition and in keeping with the commitments made to the DoP, assessment of demolition waste, air quality, soil and water impacts need to be undertaken as part of the application and management plans for each of these developed within the context of an environmental and construction management plan.

Some key issues that need to be considered throughout all the impact assessment include the protection of the heritage items being retained, impact on the adjoining community and stakeholders and the environment.

The site includes historic buildings that have been identified for preservation and conservation for their historical value as well as many other buildings of neutral or intrusive heritage significance approved for demolition. There are approximately 67 existing elements on site, a total of 33 specific site elements, including buildings, roads, yards, historic sites, boundaries and archaeological features identified as worthy of retention, 29 of which will be retained. (refer to attached drawings).

The following works are proposed to form part of the demolition application (refer to Attachments for the location of buildings on site):

- Demolition of buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 a & b, 12, 13 a, b & c, 15, 16, 17, 18, 19, 20, 21, 29, 31, 32, 33, 34, 35 a, b, c, d & e, 37 a & b, 43, 44 and 45. The buildings will be demolished to the footings only. The pile caps will remain in-situ and the ground will be made good.
- Retention of buildings 14, 22, 23, 24, 25, 26 and 30. The buildings will be stripped out and prepared for refurbishment. The stripping out of the buildings will include removal of / and or demolition of all elements not classified as heritage and not required as part of the refurbishment. This includes plant, equipment and services installed when the brewery was reconfigured and new plant was installed in the 1980s.
- Retention and protection of identified heritage buildings.
- Decommissioning of services and infrastructure, protection of existing trunk mains to remain and installation of new connections to existing services, comprising:
 - Disconnect Gas supply and provide for future re-connection;
 - Disconnect existing 'house services' sewers and protect existing sewer trunk main;
 - Install new temporary kiosk substation and re-connect existing feeds to residents and business external to the site currently fed from the Irving St substation;
 - Disconnect energy services to all buildings to be demolished;

- Protect existing heritage ovoid stormwater drain, disconnect most existing stormwater connections and implement new temporary stormwater strategy, for management of stormwater run-off during the period of demolition, bulk excavation and construction; and
- Disconnect existing communications services to the former brewery and implement protection to existing services transiting the site.

The staging of the demolition works is yet to be determined and needs to be considered. Demolition staging will respond to the goal of impact minimisation for the environment, community and protection of heritage items.

Sustainability

Frasers Property is committed to environmental leadership and a strong sustainability process throughout the life of the development. Five Green Star Certification is the minimum sustainability target for the Frasers Broadway development. Therefore it is critical that every stage of the development process embraces the sustainability principles, strives for innovation and accurately records and documents achievements in sustainability.

Programme

The proposed program for the project is outlined below.

EA Submitted	Oct 07
Minister's Approval Issued	Dec 07
Start Demolition	Feb 08

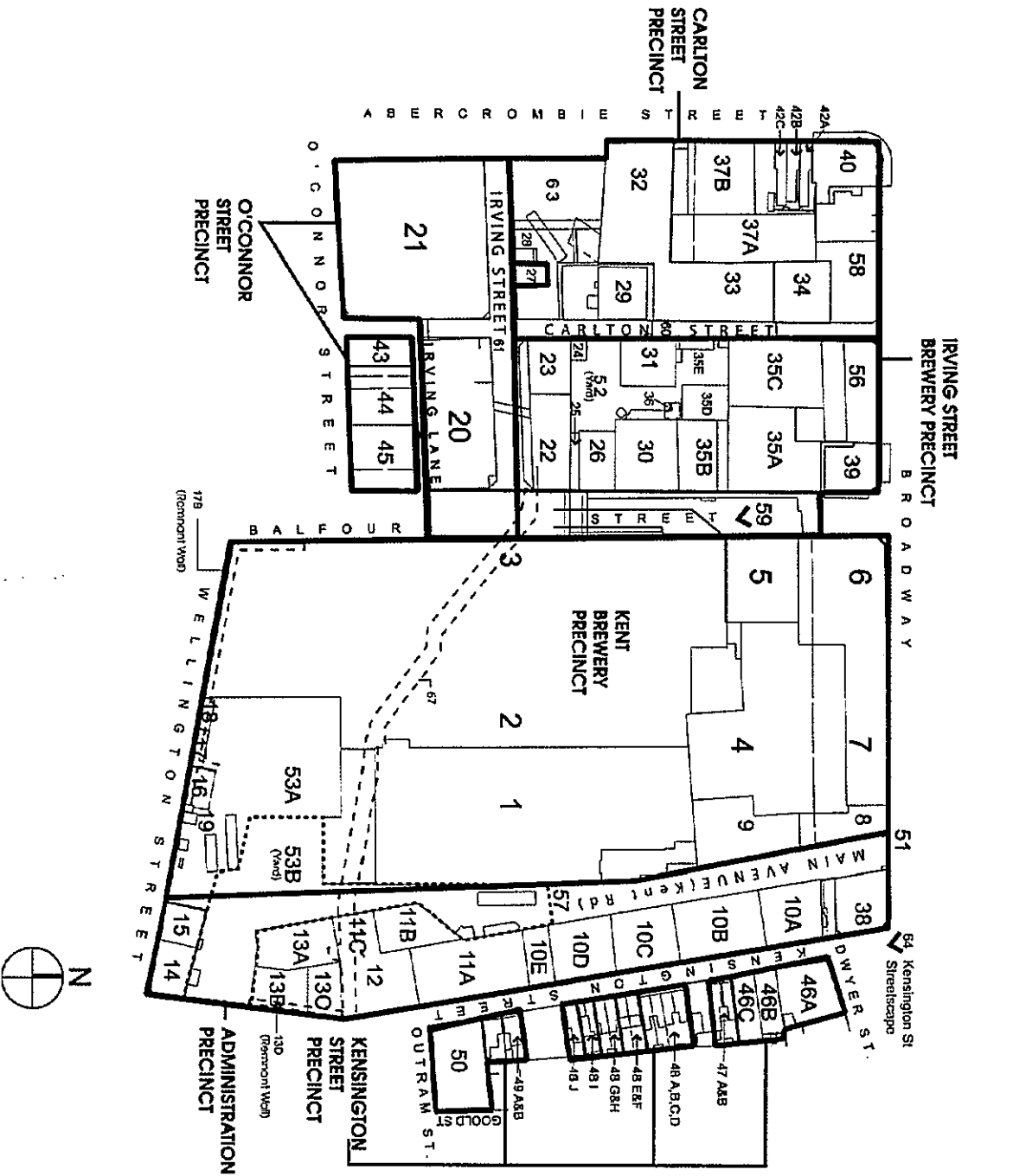
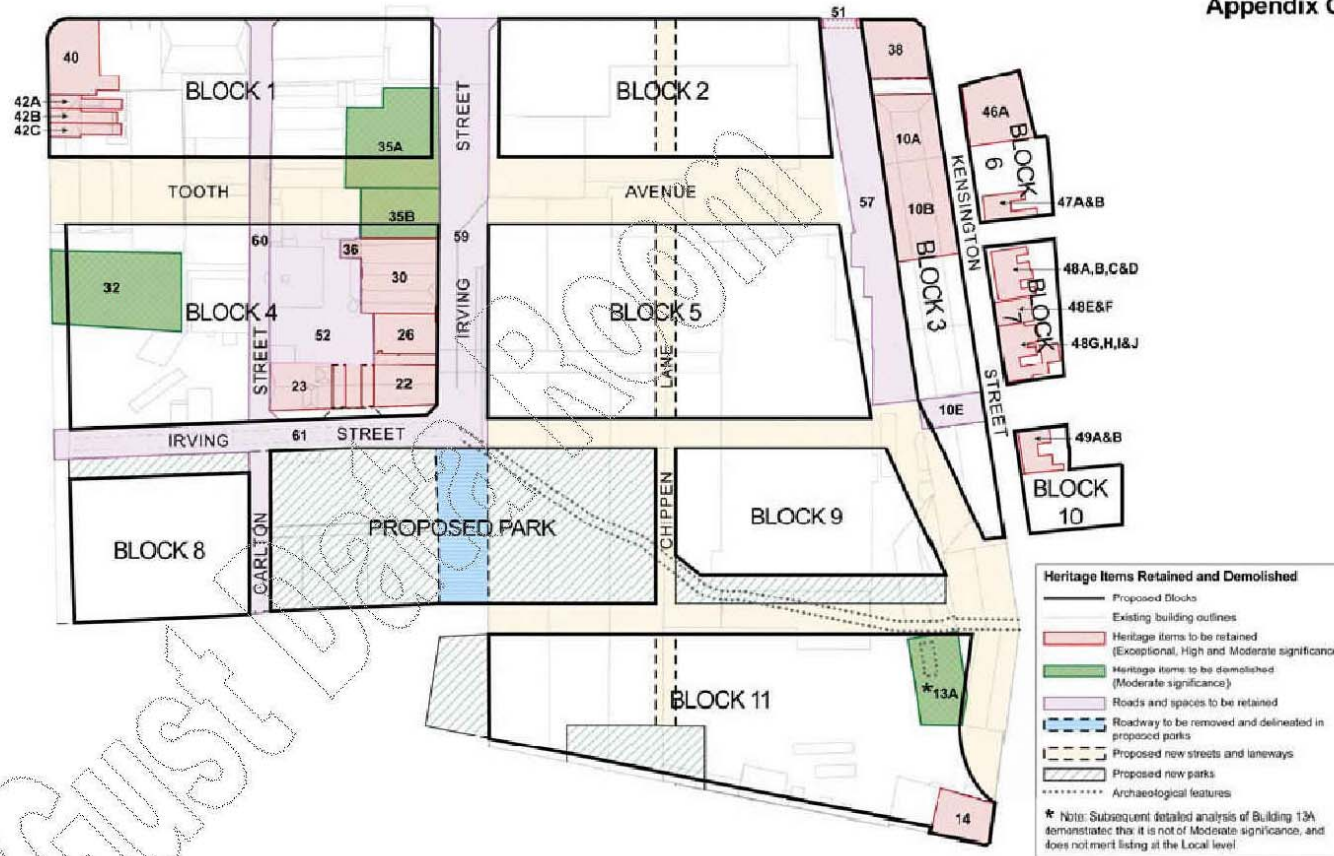


Figure 1.2. Site plan showing existing elements and precinct boundaries. (Baseplan courtesy of NBR&P)

DIS. ASSE. No.	NAME OF ITEM
KENSINGTON STREET PRECINCT	
47A, B & C	Kensington St Sweeps
47A & B	Kensington St Sum, 2-14 Kensington St
47A, B, C & D	Tomato, 16-19A Kensington St
47A, B, C & D	Tomato, 22-24 Kensington St
48E & F	Tomato, 30-32 Kensington St
48C & H	Tomato, 34-36 Kensington St
48I	Tomato, 38 Kensington St
48J	Tomato, 40 Kensington St
48A & B	Tomato, 46-48 Kensington St
50	Garage, 50-51 Kensington St
ADMINISTRATION PRECINCT	
51	18th Edition Brewery, former Toom's Kent Brewery
57	18th Edition Sweeps
10A & B	Administration Building
10C, D & E	Administration Building
10A, B & C	Order Book, former Kent Brewery
11A, B & C	Order Book, Store & Carpenters' Room
11A, B & C	EDP Control, Reception and Carpenters
13A, B & C	Carpenters Workshops and Carpenters
130	Garage and Workshop (former)
14	Kensington Street (former 118)
15	Cross (former road (Bullock's stone))
15	Painters Store
38	11th Edition
KENT BREWERY PRECINCT	
1	Rolling Mill B2
2 & 3	Rolling Mill B2 & B3
4	Mill Store
5	Culley 15 & 16
6 & 7	Mechanics Shop Employee Bolt Shop Eight Beer Cellar & Former DMS plant
8	Society
9	Engineers' Office & Packaging
16, 17A, 17B, 18 & 19	Fire Service Compound, Main Station, Former WAF
18 & 19	Todd's Block & Dispatch Tank
53A	Present Yard Component (off Wellington St)
53B	Original Yard (off Wellington St)
67	Oxide Dials
IRVING STREET BREWERY PRECINCT	
22 & 23	Filtration Building & Light S&O Building
25	Sulphate Stock & Irving Street Substation
26	Gas Receiving Station
30	Oil Boiler House
33A	Brick Beer Plant
35B	Refrigeration Block
36C	Laboratory Building
35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z	CO2 Stock (S&O), Todd's Block (S&E), New Boiler House & Grain Hopper
31 & 32A	Chimney Stack
35	Chimney Stack
39	Great Western Hotel
42	18th Edition Brewery Yard
52	Yard (fenced in off Boundary)
54	Yard (fenced in off Boundary)
59	Boiler Shell (Sweeps)
CARLTON STREET PRECINCT	
27, 28 & 29	Substation, Security & Car no. 2
37	Brewery Store
33 & 34	Carbon Stock Buildings & Oil Hoop Store
37A & B	Production equipment items
40	Amusement Hall
42A, B & C	Tomato, 6-12 Abercrombie Street
58	Vacuum Lad (off Boundary)
60	Carlton Street (Lamery)
63	Yard (off Irving and Abercrombie Streets)
O'CONNOR STREET PRECINCT	
20	Brew House
21	Fermentation Building
43, 44 & 45	O'Connor Street Fickel's
49	Boiler Shell (Sweeps)
61	Leaky Street



Concept Plan Application showing heritage items